

Message Text

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ORIGIN HUD-02

INFO OCT-01 ISO-00 MMO-04 EA-12 ARA-14 EUR-12 EB-08
L-03 /056 R

DRAFTED BY HUD/SFT:TRCALLAWAY
APPROVED BY M/MO/R:JRRUCHTI
HUD/SFI:CNRASSIAS
EA/EX:JBMORAN
ARA/MGT:RSGERSHENSON
EUR/EX:DCLEIDEL
E/B(INFO)
NOTE TO ANA FROM MPI: REENTRY DUE TO LOST IN HALT
-----009758 261833Z /70/15

R 260157Z OCT 77
FM SECSTATE WASHDC
TO AMEMBASSY BONN
AMEMBASSY BUENOS AIRES
AMEMBASSY SEOUL
AMEMBASSY STOCKHOLM

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E.O. 11652: N/A

TAGS: TATT, GW, AR, KS, SW

SUBJECT: URBAN HOMESTEADING INFORMATION

1. URBAN HOMESTEADING IS A RELATIVELY NEW U.S. PROGRAM
WHEREIN LOCAL COMMUNITIES TRANSFER TITLE OF UNINHABITABLE
DWELLINGS AT NOMINAL COST TO PERSONS AGREEING TO
REHABILITATE AND OCCUPY THESE UNITS IN A SPECIFIC TIME
PERIOD. THE INDIVIDUAL'S LABOR, OR SELF-HELP (ASH)
FREQUENTLY CONTRIBUTES TO THE PROCESS. (ASH: AS USED
ANY OF THE SELF HELP SYSTEMS.)

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2. SELF-HELP (INDIVIDUAL OR FAMILY), MUTUAL HELP
(COMMUNITY EFFORT) AND AIDED SELF-HELP (ORGANIZED GROUP
WITH PROFESSIONAL ASSISTANCE) ARE USED TO VARYING DEGREES
IN MANY PARTS OF THE WORLD IN REHABILITATION AS WELL AS
CONSTRUCTION OF NEW HOUSING.

3. THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S (HUD)

OFFICE OF INTERNATIONAL AFFAIRS IS STUDYING THE LEGAL, FUNDING, ADMINISTRATIVE, ORGANIZATIONAL AND RELATED EXPERIENCE OF OTHER NATIONS TO DETERMINE WHETHER CERTAIN CONCEPTS ARE ADAPTABLE TO U.S. NEEDS.

4. AS A RESULT, HUD WOULD APPRECIATE THE FOLLOWING AS RELATED TO ANY OF THE SELF-HELP (ASH) FORMS CURRENTLY BEING USED/

A. LEGISLATION DIRECTLY AUTHORIZING OR GENERALLY SUPPORTIVE TO ASH.

B. DATA ON GOVERNMENT AND/OR PRIVATE INSTITUTIONS SUPPORTING ASH ACTIVITY.

C. NUMBERS AND TYPES OF PROFESSIONALS PROVIDING SUPPORT TO ASH PROGRAMS - E.G., ENGINEERS, SOCIAL WORKERS, ETC.

D. THE VOLUME OF ASH ACTIVITY, AND ITS RELATIONSHIP TO TOTAL HOUSING CONSTRUCTION AND/OR REHABILITATION/ MAINTENANCE ACTIVITY.

E. TYPE(S) OF SELF-HELP PROGRAMS CURRENTLY ACTIVE.

F. SOURCES AND MAGNITUDE OF FUNDING:

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1. CENTRAL GOVERNMENT AGENCIES INVOLVED.

2. ASH BUDGET OF SUCH AGENCIES.

3. OTHER IDENTIFIABLE GOVERNMENT SPONSORING AGENCIES -- E.G. STATE OR LOCAL.

4. IDENTIFIABLE FUNDING LEVEL FROM SUCH SOURCES.

5. PRIVATE SAVINGS INSTITUTIONS SUPPORTING SUCH ACTIVITY.

6. ASH BUDGET OF SUCH INSTITUTIONS.

7. NON-PROFIT ORGANIZATIONS SPONSORING ASH ACTIVITY.

8. LEVEL OF FUNDING, IF ANY, FROM SUCH SOURCES.

9. RELATED TO ABOVE, LEVEL OF FUNDING FOR SHELTER IMPROVEMENT AS OPPOSED TO NEW CONSTRUCTION.

10. WHAT ADMINISTRATIVE CHARGES ARE CHARGED TO PARTICIPANT.

11. WHAT IS THE NATURE AND MAGNITUDE OF SUBSIDY IN SUCH PROGRAMS.

G. PRE-CONSTRUCTION PHASE:

1. WHAT IS THE SELECTION CRITERIA FOR PARTICIPANTS.

2. TO WHAT EXTENT DO PARTICIPANTS TAKE PART IN DESIGN DECISIONS, WORK PROGRAMS AND FINANCIAL PLANNING.

3. WHAT TRAINING AND/OR INFORMATION DO PARTICIPANTS RECEIVE ON CONSTRUCTION TECHNIQUES, AND THEIR FINANCIAL RESPONSIBILITY.

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H. CONSTRUCTION PHASE:

1. HOW MUCH LABOR DOES THE PARTICIPANT PROVIDE AS COMPARED TO PROFESSIONAL ASSISTANCE.

2. IS PARTICIPANT LABOR GIVEN A MONETARY VALUE AS AN EQUITY IN THE DWELLING.

3. WHAT IS THE VALUE OF THE PARTICIPANTS LABOR RELATIVE TO THE TOTAL VALUE OF THE DWELLING, IMPROVEMENTS, OR MAINTENANCE.

4. DOES SUCH ASH ACTIVITY COME UNDER NORMAL BUILDING CODES AND STANDARDS, AND IF NOT, WHAT CONTROLS ARE USED.

5. WHAT PORTION OF THE PROCESS MUST BE CARRIED OUT BY SKILLED ARTISANS DUE TO CODE RESTRICTIONS--E.G., ELECTRICAL, OR DUE TO LACK OF SKILLS--E.G. MASONRY.

6. WHAT IS THE AVERAGE LENGTH OF TIME FOR CONSTRUCTION OR REHABILITATION AS COMPARED TO NORMAL CONTRACT OR PUBLIC WORKS CONSTRUCTION.

7. IS THERE A LEGAL, OR CUSTOMARY LIMITATION ON THE TYPE OF CONSTRUCTION OR HEIGHT OF BUILDING DONE UNDER ASH.

8. IS THERE A NET SAVING IN COST (DUE TO LONGER TIME PERIOD AND INTEREST ON LOANS ETC.)

I. POST CONSTRUCTION PHASE:

1. WHAT IS THE LEGAL PROCEDURE, AND THE COSTS THEREOF, IN UNCLASSIFIED

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TRANSFERRING TITLE OR LEASE.

2. ARE THERE ANY PARTICULAR PROBLEMS IN TRANSFER OF TITLE ARRANGEMENT OR LEASE--E.G., TAXES, LENGTH OF TIME FOR PROCESSING LAND TITLE, INSPECTION, OCCUPANCY PERMITS, ETC.

3. IS IT MORE NORMAL TO SELL OR LEASE.

4. ARE LEASE-PURCHASE AGREEMENTS USED.

5. IS THE SINGLE MORTGAGE COOPERATIVE USED.

6. IS A COOPERATIVE MAINTENANCE AGREEMENT USED.

J. GOVERNMENT ATTITUDES:

1. WHAT TYPE OF SELF-HELP (ASH) PROGRAM IS PREFERRED BY SPONSORING AGENCIES--E.G., NEW CONSTRUCTION ONLY OR REPAIRS ONLY.

2. DOES SELF HELP ACTIVITY CONTINUE RELATIVE TO DWELLING CONSTRUCTION OR ECONOMIC ACTIVITY AFTER BASIC PROJECT IS COMPLETED AND EXTERNAL SUPPORT CEASES.

3. TO WHAT DEGREE IS ASH USED FOR JOB TRAINING.

4. HAVE EVALUATIONS BEEN MADE OF ASH PROGRAMS OR PROJECTS.

K. COPIES OF RELEVANT LEGISLATION, STANDARDS, ADMINISTRATIVE GUIDELINES, PARTICIPANT AGREEMENTS, MORTGAGE OR LEASE FORMS, PROGRAM REPORTS, FINANCIAL STATEMENTS AND WRITTEN EVALUATIONS ARE SOUGHT WHERE POSSIBLE.

5. TO THE EXTENT THAT THIS DOCUMENTATION TENDS TO COVER THE QUESTIONS RAISED, NO DRAFTING BY EMBASSY STAFF IS NECESSARY. DOCUMENTS IN SPANISH, GERMAN OR SWEDISH
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ARE ACCEPTABLE.

6. WHERE IN VIEW OF POSTS' INFORMATION SOUGHT BY HUD NOT READILY AVAILABLE, POSTS MAY FORWARD NEGATIVE RESPONSE.
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Message Attributes

Automatic Decaptioning: X
Capture Date: 01-Jan-1994 12:00:00 am
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: SELF HELP, HOUSING, PROGRAMS (PROJECTS), URBAN DEVELOPMENT
Control Number: n/a
Copy: SINGLE
Sent Date: 26-Oct-1977 12:00:00 am
Decaption Date: 01-Jan-1960 12:00:00 am
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01-Jan-1960 12:00:00 am
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1977STATE255629
Document Source: CORE
Document Unique ID: 00
Drafter: TRCALLAWAY
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Expiration:
Film Number: D770392-1103, D770400-0686
Format: TEL
From: STATE
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1977/newtext/t19771020/aaaaaqte.tel
Line Count: 222
Litigation Code IDs:
Litigation Codes:
Litigation History:
Locator: TEXT ON-LINE, ON MICROFILM
Message ID: 847f2227-c288-dd11-92da-001cc4696bcc
Office: ORIGIN HUD
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 5
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: n/a
Retention: 0
Review Action: RELEASED, APPROVED
Review Content Flags:
Review Date: 04-Jan-2005 12:00:00 am
Review Event:
Review Exemptions: n/a
Review Media Identifier:
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 787748
Secure: OPEN
Status: NATIVE
Subject: URBAN HOMESTEADING INFORMATION
TAGS: TATT, GE, AR, KS, SW
To: BONN BUENOS AIRES MULTIPLE
Type: TE
vdkgvwkey: odb://SAS/SAS.dbo.SAS_Docs/847f2227-c288-dd11-92da-001cc4696bcc
Review Markings:
Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
22 May 2009
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 22 May 2009